

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 600

Case No. 88-31

(Map Amendment - 2488 Alabama Ave., S.E.)

December 12, 1988

The application in Z.C. Case No. 88-31 was filed on October 21, 1988, and is a request from Jack Chester and Ji Wook Yoo to amend the Zoning Map of the District of Columbia from R-5-A to C-1 for lot 812 in Square 5844.

The site is located at 2488 Alabama Avenue, S.E., comprises 10,743 square feet of land area, and is currently developed with a small, one-story, deteriorated, vacant detached dwelling.

The applicant requested the change of zoning to allow the construction of a two-story commercial structure with off-street parking. The structure would house professional and medical offices, a dry-cleaners/laundry facility, and a neighborhood convenience store. The existing vacant house on the subject site would be demolished.

The R-5-A District permits matter-of-right single-family detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment, low density development of general residential uses including rowhouses, flats, and apartments to a maximum floor area ratio (FAR) of 0.9, a maximum lot occupancy of forty percent, and a maximum height of three-stories/forty feet.

The C-1 District permits matter-of-right low density development including office, retail and all types of residential uses to a maximum height of forty feet/three-stories, a maximum FAR of 1.0 and a maximum lot occupancy of sixty percent for residential uses.

The subject property is a triangular-shaped parcel in the Garfield area of Ward 8. Specifically, the subject site is located at the intersection of Alabama Avenue and Knox Place, S.E. Small, mostly deteriorating, vacant frame houses tend to characterize the neighborhood surrounding this parcel. The neighborhood immediately surrounding the subject property is zoned R-5-A.

Knox Hill, to the east of the subject site, is a housing development which includes 125 one and two-bedroom dwelling units for the elderly. Various other housing developments also surround the subject property.

The area in the vicinity of the subject site has several commercial resources. The nearest substantial commercial area is the Skyland Shopping Center, which is located approximately one-half mile to the northwest at Alabama Avenue and Naylor Road, S.E. in a C-3-A District. This center contains a Sears Department Store, a Peoples Drug Store, a U.S. Post Office, approximately three (3) liquor stores, two (2) supermarkets, and four (4) fast food restaurants.

Camp Simms is located to the southwest of the subject property at Alabama Avenue and Stanton Road, S.E., a portion of which was recently rezoned to C-2-B (Zoning Commission Case No. 88-5). This rezoning would set the stage for the development of a substantial commercial center at this location in the near future. In addition, a small C-1 District is situated approximately two blocks to the northeast of the subject property at Naylor Road and 30 Street, S.E. The new Seventh District Police Station is situated directly across Alabama Avenue, S.E. from the subject property.

On December 12, 1988 at its regular monthly meeting, the Zoning Commission for the District of Columbia considered the application to determine whether to authorize the scheduling of a public hearing for the application.

The District of Columbia Office of Planning (OP), by preliminary report dated December 2, 1988 recommended that the Zoning Commission deny the application without a public hearing. OP concluded that the application did not have sufficient merit to be set down for hearing and stated the following:

"The requested map amendment for the subject property defined in this application is inconsistent with the Comprehensive Plan and the Alabama Avenue Development Zone Objectives (moderate density residential) for this area. In addition, the requested map amendment may be considered to be "spot zoning" because of the extremely small size of the area in question and because it is completely surrounded by moderate density residential uses."

Advisory Neighborhood Commission - 8B did not file a statement whether it supported or opposed the scheduling of a public hearing.

No letters were received in support of or opposition to the application. One postal card in support of the application was received prior to the Commission considering this matter for hearing action.

The Zoning Commission concurs with the recommendation of the Office of Planning, and concluded that there is insufficient merit to warrant a public hearing on the application.


The Zoning Commission believes that the application is not in the best interest of the District of Columbia, is inconsistent with the intent and purpose of the Zoning Map and Zoning Act, and is inconsistent with the Comprehensive Plan for the National Capital.

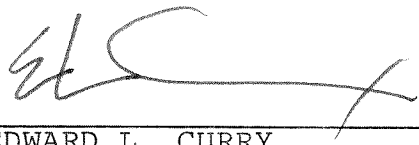
Upon consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby orders that Case No. 88-31 be DENIED without a public hearing.

Vote of the Zoning Commission taken at its regular public meeting on December 12, 1988: 4-0 (John G. Parsons, Elliott Carroll, Lloyd D. Smith, and Maybelle Taylor Bennett, to deny without a public hearing; Lindsley Williams, not present, not voting).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is on

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MAYBELLE TAYLOR BENNETT  
Chairperson  
Zoning Commission

  
EDWARD L. CURRY  
Executive Director  
Zoning Secretariat